United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name   Panguitch Historic District

other name/site number _____

2. Location

street & town   Roughly bounded by 500 North, 400 East, 500 South & 300 West   ☐ not for publication

city or town   Panguitch   ☐ vicinity

state   Utah   code   UT   county Garfield   code 017   zip code 84759

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

_____
Signature of certifying official/Title   Date

 Utah Division of State History, Office of Historic Preservation_____
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

_____
Signature of certifying official/Title   Date

_____
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper   Date of Action

☐ entered in the National Register.
    ☐ See continuation sheet.
☐ determined eligible for the
    National Register
    ☐ See continuation sheet.
☐ determined not eligible for the
    National Register.
☐ removed from the National
    Register.
☐ other, (explain:) _____

_____   _____

5. Classification

Ownership of Property
(check as many boxes as apply)

☒ public-local

☒ private

☐ public-State

☐ public-Federal

Category of Property
(check only one box)

☒ district

☐ building(s)

☐ site

☐ structure

☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
382	255	buildings
		sites
	1	structures
2	2	objects
384	258	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

3

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling

DOMESTIC: motel

COMMERCE/TRADE: business, specialty store, other

EDUCATION: school, library

GOVERNMENT: county courthouse, fire station

AGRICULTURE/SUBSISTENCE

RELIGION: religious facility

SOCIAL: meeting hall

RECREATION & CULTURE: theater

Current Function
(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling

DOMESTIC: motel

COMMERCE/TRADE: business, specialty store, other

EDUCATION: school

GOVERNMENT: county courthouse

AGRICULTURE/SUBSISTENCE

RELIGION: religious facility

SOCIAL: meeting hall

RECREATION & CULTURE: theater

7. Description

Architectural Classification
(Enter categories from instructions)

MID 19TH CENTURY: Greek Revival, Gothic Revival

LATE VICTORIAN: Victorian Eclectic; Victorian Gothic, Queen Anne

LATE 19TH & 20TH CENTURY REVIVALS:

Colonial Revival, Neo-classical Revival, Tudor Revival

LATE 19TH & 20TH CENTURY REVIVALS:

Bungalow, Arts & Crafts, Prairie School

MODERN

Other: World War II & Post-World War II Era

Materials
(Enter categories from instructions)

foundation   STONE, CONCRETE

walls   STONE, BRICK, WOOD, VENEER,

CONCRETE, STUCCO, ADOBE

roof   ASPHALT SHINGLE, BUILT-UP

other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

8. Description

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(enter categories from instructions)

ARCHITECTURE _____

COMMUNITY PLANNING AND DEVELOPMENT _____

EXPLORATION/SETTLEMENT _____

ENTERTAINMENT/RECREATION _____

SOCIAL HISTORY _____

COMMERCE _____

_____

Period of Significance
1864-1964

_____

Significant Dates
1864, 1871, 1882, 1915, 1928 _____

_____

Significant Persons
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

_____

Architect/Builder
Various (see Section 7) _____

_____

☒See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☒ Other Name of repository:

 Panguitch Main Street Association _____

☒ See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property __Approx. ??? acres__

UTM References
(Place additional boundaries of the property on a continuation sheet.)

A 1/2   / / / / /   / / / / / /   B 1/2   / / / / /   / / / / / /
    Zone Easting   Northing   Zone Easting   Northing

C 1/2   / / / / /   / / / / / /   D 1/2   / / / / /   / / / / / /
    Zone Easting   Northing   Zone Easting   Northing

Verbal Boundary Description
(Describe the boundaries of the property.)
See Attached Map for Exact Coverage.

Property Tax No. Various

Boundary Justification
(Explain why the boundaries were selected.)
The boundaries enclose the most intact concentration of historic buildings satisfying the criteria under the areas of significance for the district. The boundaries included most of the original town plat of Panguitch. The boundaires extend beyond the town plat to include historic buildings that satify the significance criteria. Several clusters of non-historic buildings on the edges of the town site have been excluded. (See Attached Map.)

☒See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title   __Korral Broschinsky, Preservation Documentation Resource__

organization _Prepared for the Panguitch CLG/Panguitch Main Street_   date July 26, 2006

street & number _P. O. Box 58766_   telephone_ (801) 913-5645_

city or town   __Salt Lake City__   state__UT__   zip code 84158

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets
Maps   A **USGS map** (7.5 or 15 minute series) indicating the property's location.
         A **Sketch map** for historic districts and properties having large acreage or numerous resources.
Photographs: Representative **black and white photographs** of the property.
Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner
name/title   __District Nomination - multiple owners__

street & number   telephone

city or town   __Panguitch__   state UT   zip code 84759

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Narrative Description

The *Panguitch Historic District* is located in the city of Panguitch in central Utah, approximately 245 miles south of Salt Lake City. Panguitch is the county seat and largest community in Garfield County. The town is located at the south end of the Panguitch Valley near the north slope of the nearby mountains. The Sevier River runs south to north approximately one mile from the center of town. Panguitch Creek, a tributary, crosses the historic district diagonally at the northwest corner. The boundary of the district is roughly equivalent to the original Panguitch town site. The boundaries also extend along the major transportation corridor, Highway 89. Highway 89 becomes Main Street as it enters Panguitch at the north end of town. At Center Street, Highway 89 turns west, and after leaving town, continues south toward the Utah-Arizona border. Highway 89 is the main tourist corridor for access to Bryce Canyon National Park. Panguitch's Main Street turns into State Road 143 at Center Street. SR 143 leads to Cedar Breaks National Monument and Cedar City.

The *Panguitch Historic District* is primarily residential with commercial development along Main and Center Streets. The district includes 642 primary resources, of which 384 (60 percent) contribute to its historic character. Of the 258 (40 percent) are non-contributing resources, 79 are altered historic buildings, and 179 are out-of-period resources (See summary statistics at the end of Section 7). The totals above include one contributing object, two non-contributing objects, and two non-contributing structures. The district also includes 255 outbuildings, primarily garages and agricultural buildings, of which 154 (60 percent) are contributing and 101 (40 percent) are non-contributing.

Eighty-three percent of contributing buildings are single-family dwellings. Multiple-family housing and motels account for three percent of contributing buildings. The historic housing stock ranges from log dwellings to ranch houses and ramblers. However, the majority of residences was built between 1890 and 1930, and is mostly of brick. Prior to 1915, most of the brick residences were built of traditional fired brick. Between 1915 and 1940, local builders frequently used a soft-edge, deep red brick, which is unique to the Panguitch area.[1] Forty-eight percent of contributing buildings are brick. There are also a number of brick outbuildings (summer kitchen's and granaries). Brick is the dominant material for all building types. Twelve percent of contributing buildings are log or wood frame, mostly sheathed with drop-novelty siding. Sixteen percent have stucco veneer. Fifteen percent are covered in other veneers, such as aluminum, asbestos, and asphalt siding. Five percent of contributing buildings are concrete block, and four percent are stone.

The other original uses for the contributing buildings include twenty-eight (7 percent) commercial buildings, four government buildings, two schools, two religious buildings, one hospital, two theaters, one jail, and one monument. In addition, fifteen (4 percent) agricultural buildings of note (barns and granaries) were evaluated as primary resources. Three brick summer kitchens were also evaluated as primary resources. Most of the commercial buildings are located along the Highway 89 corridor,

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[1] Residences constructed of "Panguitch brick" are documented Fern H. and Jasper L. Crawford's *Red Brick Homes and Other Buildings of Panguitch,* ([Panguitch, Utah: n.p.], 1997).

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i.e. north Main Street and east Center Street. The other building types are scattered throughout the district. Prior to this nomination, three buildings within the district were individually listed on the National Register of Historic Places: the Panguitch Carnegie Library (NR 1984-10-25) [Photograph 1]; the Panguitch Social Hall (NR 1998-11-12) [Photograph 2]; and the Owens, William T., Jr., and Mary Isabell R., House (NR 1999-03-25) [Photograph 3].

Survey Methods and Eligibility Requirements

Classification of properties as contributing or non-contributing was based on the results of a selective Reconnaissance Level Survey (RLS) of Panguitch conducted in 2005 and a standard RLS conducted in 2006. The boundaries of the historic district were drawn to include the highest concentration of historic resources within the historic corridors and along the main transportation corridors. Each resource was evaluated for eligibility using the following guidelines and designations established by the Utah State Historic Preservation Office:

> A -- Eligible/Significant: built within the historic period and retains integrity; excellent example of style or type; unaltered or only minor alterations or additions; individually eligible of National Register for architectural significance; also, buildings of known historical significance.
> B -- Eligible: built within the historic period and retains integrity; good example of type or style, but not as well-preserved or well-executed as "A" buildings; more substantial alterations or additions than "A"; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural reasons.
> C -- Ineligible: built during the historic period but has had major alterations or additions;
> no longer retains integrity. [may still have important local significance].
> D -- Out-of-period: constructed outside the historic period.[2]

Evaluations were based primarily on age and integrity. Current condition (or upkeep), appearance, aesthetics, and quality of construction were not determining factors in evaluation. Though a building will sometimes appear newer than it actually is because of intrusive alterations and additions, the surveyor attempted to discern the oldest portion of the building by looking for signs of greater age such as composition, massing, fenestration, foundation materials, chimneys and landscaping. Later window replacements and veneers were considered contributing, if the building was modified within the historic period.[3]

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[2] *Standard Operating Procedures for Reconnaissance Level Surveys,* Utah State Preservation Office (Revised September 2005).
[3] A few residences with newer aluminum or vinyl siding were evaluated as contributing if the siding was the only non-historic alteration to an otherwise historic building, including retention of original windows and doors and other architectural features.

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Boundary Description and Development Patterns

The original Panguitch town site (circa 1864) is roughly rectangular in shape. Plats A and B consisted of sixty blocks arranged in seven tiers of seven blocks with an extra tier of four blocks at the north end and two tiers (five and two blocks) at the southwest corner. The original plats were bounded by 400 North, 400 East, 500 South and 300 West streets. A few later "additions" at the edges were in place at the time of a resurvey in 1953. The streets and blocks at the northeast and northwest (where Panguitch Creek is located) corner were never fully developed. The four blocks at the bottom of the southeast quadrant were only partially developed. Several large parcels were added historically on the north to 700 North and on the east to 600 West, to accommodate the extension of the commercial district along Highway 89. The west end of Center Street was extended to include nine acres of land where the first Panguitch High School was located (destroyed by fire). This land now belongs to the Forest Service, but is not included in the district. Limited historical development also took place along west 175 North Street.

According to a 1917 Sanborn map of Panguitch, these boundaries were the city limits of Panguitch at the time. The core of the current city limits are similar to the historical limits; however, the current city limits extend further north, south, and east following development along the main highways. To the west, the city limits extend approximately one mile between 175 North and 300 South. This acreage has been annexed, but not yet developed. The historic district resembles the historic city limits, including extensions along Highway 89 where historic development can be found. In most cases, the district includes buildings on both sides of the boundary streets. The development patterns of the district are distinct and easily define the area. Beyond the boundaries lies mainly open land. There is scattered new residential development at the corners of the original town site and extending just beyond the boundaries of the district. The boundaries of the historic district do not include areas at each of the four corners that are dominated by new development, including a new subdivision at the south end of town. The boundaries have been drawn to encompass the highest concentration of historic buildings that meet the requirements for historic significance. (See attached map for boundary details.)

Streetscapes and Landscapes

The Panguitch town site was laid out in a grid typical of Mormon town planning.[4] Mormon pioneer town sites discouraged isolated farmsteads in favor of community cohesiveness and family-level subsistence agriculture. Individual lots were generally large allowing room for vegetable gardens, fruit trees, and outbuildings for livestock and poultry. Residences were to be built with a uniform setback with fences, trees and other landscaping. The system was designed to promote self-

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[4] Mormon settlements in the Intermountain West were generally adaptations of the City of Zion plat developed by LDS Church founder, Joseph Smith, for the city of Nauvoo, Illinois. See Lowry Nelson's *The Mormon Village: A Pattern and Technique of Land Settlement* (Salt Lake City, Utah: University of Utah Press, 1952).

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sufficiency and efficient land use, provide security, and discourage social isolation. Within the community, opportunity and space were provided for education, worship, social gatherings, and the arts. Public buildings were communal projects and usually located near the center of town. Scarce resources such as timber and water were to be held in common with no private ownership. Agricultural acreage was located on the outskirts of the town site.

The Panguitch town site was divided into sixty five-acre blocks by streets that were uniformly 99-feet wide. Each block was divided into four 1¼-acre lots. For this reason, the oldest residences are usually located at the corners of the blocks. Panguitch is similar to most rural Mormon communities where only the center of the typically wide street is utilized [Photograph 4]. The exceptions are Main Street and Center Street where the street has been widened for four lanes of traffic. Main and Center include a mix of commercial and residential development.[5] The historic commercial district is primarily located on Main Street between Center and 100 North, which has a more urban streetscape [Photograph 5].

Residential infill within the original Panguitch plat has been slow and steady. The residential areas still have a semi-rural feel. There are generally no more than four residences on each frontage of a block. Many lots have not been divided; most others only once or twice, for example, the Heywood House at the northeast corner of town [Photograph 6].[6] There is no inner block development, such as the key lots found in more rapidly developing Mormon towns. With few exceptions, both new and old houses have similar setbacks. One house on 175 North is the only contributing residence not within the historic town site. Commercial activity has been confined to Main and Center Streets. Traditional storefronts are found primarily on Main Street. Historic hotels/motels are scattered along Highway 89. Larger non-historic commercial buildings are located at the north and west ends of Highway 89. The district excludes several large non-historic institutional buildings.

Streetscapes within the district include mostly residential streets with uniform setbacks and mature landscaping. Main and west Center Streets are the only streets with sidewalks and gutters. All four quadrants include a mix of nineteenth and twentieth-century homes. There are few examples of historic fencing left in the district and a few places where the street-side open irrigation ditches have not been filled in. Parallel parking is located along the Main Street historic commercial district, but open land for parking is at the rear of most parcels. In less dense parts of the commercial district, there is plenty of off-street parking. There are no traffic lights in Panguitch, only stop signs at Main and Center.

Landscaping within the district varies considerably and, for the most part, has been left to the discretion of individual property owners and the forces of nature. Most residences have some lawn with shrubs and flowerbeds in front. Many of the backyards have large garden plots and several fruit trees. A few homes have historic fencing [Photograph 3]. Approximately eighty percent of residences have garages, although less than half are contributing. Most contributing residences from

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[5] Center Street was originally named Garfield Street. The name was changed sometime before 1917.
[6] Full names of original property owners, if known, are provided in the photograph log at the end of this nomination.

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the post-war era have attached garages not included in the count of contributing outbuildings. There are large numbers of historic outbuildings (animal barns, hay barns, coops, granaries, and summer kitchens), often found in clusters frequently at the edges of the district. There is green space associated with the city schools. The city park is at the north end of town near the county fairgrounds, but outside of the historic district.[7]

Architectural Styles, Types and Materials by Period

The contextual periods below were developed during the standard RLS conducted in 2006 to describe the makeup of the resource inventory. A statistical summary of the architectural resources is found at the end of this section. While the development of the town site was fairly steady, the extant historic building stock suggests a construction boom coinciding with the rapid development of the town after its designation as the county seat in 1882. Two more peaks occurred during economic expansion due to area tourism in the early twentieth century and again after World War II. The first of these building phases continued through the depression years, and Panguitch has numerous houses dating from the mid-to-late 1930s when most of Utah's towns were experiencing little construction due to the depression. The second phase began just after World War II. It is remarkable for the eleven motel courts built on Main and Center Streets. There was also a corresponding rise in domestic construction in the residential blocks. The last of the motel courts was built in 1964, just as the work on the Interstate 15 corridor began to divert traffic from Highway 89. For this reason, the period of significance has been extended to 1964.

The historic architecture of Panguitch is distinctive in two respects: the first is the ubiquity of red brick in Panguitch generally, and the second is the development of a distinct type of brick and brick house in the 1920s and 1930s. Locally-made red brick dominates the architecture of Panguitch brick between 1875 and 1940, where the soil was ideally suited to the firing of clay brick. During the Victorian era, the second contextual period, local red brick was used to build nearly all of the residences and a number of public and commercial buildings. During this period, the brick is similar to other Utah communities and remarkable mostly for its ubiquity, especially during the settlement period when the architecture of other Utah towns was dominated by adobe brick and stone construction. Panguitch red brick tends to be darker than in other Utah communities, where the brick is usually light red-orange or nearly pink. The type and styles of this period are also similar to other Utah towns.

In contrast, during the third contextual period, the local brick was rounded at the edges and slightly darker than the previous period, and exclusive to the Panguitch community. Panguitch brick was used to build several noteworthy Arts & Crafts-style bungalows. However, in the 1920s and 1930s, the brick was also used in the construction of numerous examples of a unique Panguitch residential style/type. Although found in various forms, the Panguitch house of the 1920s and 1930s is large

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[7] There is a 1860s log cabin in the city park, which was moved there in 1992. A historic grandstand is on the county fairgrounds.

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with a square footprint under a pyramidal-with-projecting-bays roof. These houses feature an eclectic mix of Victorian, Bungalow and Period Revival stylistic elements. The inspiration for this distinctly Panguitch house type may have been the Panguitch LDS Church Tithing Office, built in 1907 [Photograph 7]. The proliferation of these distinctly Panguitch residences is one of the defining characteristics of the historic district. The fourth contextual period includes a boom of construction between the mid-1950s and early 1960s, where numerous ranch houses and motel courts were added to the landscape.

Settlement and Resettlement Period, 1864-1882:

The extant architecture of Panguitch's settlement period is distinguished by the use of locally available materials and a pioneer builder's vernacular. Fourteen contributing buildings were built in the settlement period. Although the first families lived in wagon boxes, tents, or crude dugouts, a few cabins were built within the town plat between 1864 and 1866. The residents were forced to leave due to conflicts with Native Americans in the area. When settlers returned to Panguitch in 1871, the dwellings had not been disturbed and it is possible that some of the town's extant log cabins date from the first settlement period. Log cabins were the first semi-permanent homes; however, they were considered temporary structures and most were converted to outbuildings or later demolished. As is the case for many Utah communities, there is a possibility that more in-depth research may identify early log buildings as portions of enlarged or altered buildings within the historic district.[8] The survey identified five extant log buildings. Most are similar to the building at 389 E. 200 South (built circa 1870), which is a single cell dwelling with classical symmetry [Photograph 8]. A slightly later example is at 91 E. 200 North (built circa 1875), which has more defined features and a rear ell [Photograph 9]. Other early wood buildings and outbuildings may date from this period. An interesting example is the first Panguitch jail, built circa 1880, which is a square building of stacked lumber topped with a pyramidal roof [Photograph 10].

According to Panguitch historians, adobe bricks were made in Panguitch, but due to the relative lateness of the settlement, fired bricks were available within a few years. While no adobe buildings were identified during the survey, some may exist under stucco and other veneers, for example, the house at 275 S. 100 East (built circa 1875) [Photograph 11]. Adobe was frequently used as an insulation material, typically as part of the inner lining of early brick houses or between the studs of a frame house. The first Panguitch brickyard was established by 1875 in the southeast corner of the historic town site. The Prince House at 185 S. 300 East is locally accepted as the town's first house built of fired brick in 1875 [Photograph 12]. These early brick houses are mostly symmetrical hall-parlor or central-passage type dwellings with modest Classical, Greek Revival, or Early Gothic Revival ornamentation. One of the oldest surviving commercial buildings on Main Street, the Garfield Exchange, was built at the end of this period in 1882 and is an unusual example of a temple-front

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[8] There are log cabins reportedly inside houses at 295 S. 200 East and 385 N. 100 West; but currently, neither residence resembles a historic building and both were evaluated as non-contributing.

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commercial building [Photograph 13]. The Richards-Judd House at 506 N. Main Street, is a rare stone building (circa 1871), and was built before the brickyards were in operation [Photograph 14].

<u>Agriculture, Ranching and Commerce Period, 1883-1914</u>

Approximately thirty-eight percent of contributing buildings were constructed during this period, including many of the largest and most ornate buildings in Panguitch. The majority of buildings from this period are residential with a handful of commercial and institutional examples. Many of the homes are similar to those built in the previous period, but the asymmetrical types and eclectic styles of the Victorian period dominate the domestic architecture of Panguitch in this period.

During this period, red brick residences became ubiquitous in Panguitch. There are a few exceptions, but the vast majority of contributing buildings are of brick masonry. For a few years, the classical house types and styles were built in Panguitch. The Cameron House at 95 W. Center is a Victorian Gothic example (built circa 1890) [Photograph 15]. However, most of the buildings of the period can be stylistically classified as Victorian Eclectic, which was popular in Utah between 1885 and 1910. Victorian-era dwellings are characterized by asymmetrical facades, irregular massing, segmental arched window hoods and patterned wood shingles on the gable ends. New house types such as the cross wing and central block with projecting bays were introduced during this era. The Delong House at 117 S. Main is a modest example of Victorian-era asymmetry, which was popular in Panguitch after 1890 [Photograph 16]. The Haycock House at 109 W. 100 North is an example of a central-passage house that became a Victorian cross wing (built in 1887) [Photograph 17]. The Haycock property includes a brick outbuilding with a pyramidal roof. The Panguitch landscape includes several examples of these unusual outbuildings. While a few were probably granaries, the presence of Victorian-era segmental arched window hoods indicates at least three may have been used as summer kitchens with granaries attached and then later converted to residences. Across the street from the Haycock House is another example with fewer modifications [Photograph 18].

Through the 1890s, the brick houses of Panguitch became increasingly more elaborate as residents became more prosperous. The Sargeant House at 220 N. 200 East (built circa 1890) is an early example of the Queen Anne style [Photograph 19]. A more elaborate example is the 2½-story Henrie house at 182 S. 200 East (built circa 1905), which features a prominent round tower [Photograph 20].[9] The last and most ornate example of the Victorian Gothic is the Steele House at 210 S. 100 East, built in 1897 and nicknamed "nine gables" [Photograph 23]. The most prominent residence in town is the Hatch House, built in 1896, and located on a full acre at 329 E. Center. The Hatch House is a 2½-story brick central-block-with-projecting-wings house type with a mix of Victorian Eclectic and Queen Anne elements such as the square tower [Photograph 24]. Associated with many of these buildings are extant outbuildings from the period. One unique outbuilding is the round water tower, constructed of brick circa 1890, for the Henrie family at approximately 390 E. 300 South [Photograph

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[9] Sources say it was used as a water tower, but the structure is currently used as a granary.

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25].[10] More typical are several English dairy and hay barns, such as those associated with a non-contributing house at 418 S. 200 West [Photograph 26]. There are several other outbuilding types, including brick summer kitchens, granaries, creameries and smokehouses [Photograph 18], stacked lumber granaries similar to the old jail [Photograph 10], and the traditional granary of the Mormon landscape, the "inside-out" version [Photograph 27].

One of the most important institutional buildings of the period was the Garfield County Courthouse, a Victorian Romanesque Revival building constructed in 1908 [Photograph 28].[11] The Panguitch Social Hall was built in 1906 and the façade rebuilt after a fire in 1924 [Photograph 2; NR 1998-11-12]. The extant building features elements of the Victorian-era with a nod to the Prairie School, and thus straddles two historic periods. Another transitional building, the Panguitch Tithing Office has been described as the "one of the finest and most flamboyant [buildings] built by the LDS Church" [Photograph 7][12] The Victorian Eclectic building was constructed in 1907 and was one of the first buildings constructed of the softer, darker Panguitch brick. The two-part commercial block at 45 N. Main Street is a typical commercial building of the period [Photograph 5]. A relatively rare example is the Southern Utah Equitable Building (1906) on Main Street. This building is constructed of brick masonry with a pressed sheet metal façade [Photograph 29].[13]

At the end of this period, architecture in Utah moved from the Victorian-era to early twentieth-century styles and types. In Panguitch, a few Victorian-era residences were updated with bungalow-style porches. One example is 90 S. 200 East, built by the owner, James Worthen, in 1885, and given a bungalow porch (circa 1910) [Photograph 30]. The foursquare, with its distinctive pyramidal roof was popular in Utah between 1900 and 1920. Panguitch has several excellent examples. Most are like the Daly House at 93 E. 100 North, a one-story brick residence built around 1910 [Photograph 31]. Of particular note are several residences that represent a hybrid of the Victorian and Bungalow styles. An excellent example is the Henrie House at 320 E. 300 South, built circa 1905. The one-story brick residence is unusually large with two primary elevations. The house is a central-block with Victorian and Bungalow-era ornamentation [Photograph 32].   An example of a transitional bungalow, the Henrie House is a precursor to the distinctive Panguitch house which developed in the 1920s and 1930s.

Community Development and the Rise of Tourism Period, 1915-1939

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[10] Whether this structure was originally used as a water tower or a granary is unknown. Since nearly all granaries in Utah are of wood frame construction with square footprints, why someone would go to the trouble of heavy brick construction with a round food print is not known, lending credence to the water tower theory. It now has a small square opening on the east side, which could have been a later retrofit for a granary. Nonetheless, it is a unique structure.
[11] A one-story addition was built to the north in 1982, but does not detract from the character of the original building.
[12] *Panguitch Architectural Survey,* May/July 1977. The Panguitch Tithing Office was determined eligible for the National Register in the 1980s, but was not listed at the time due to an owner objection. It is now a museum.
[13] Another example is at 83 N. Main Street. The elaborate historic façade is visible on the upper floor, but the main level has been altered.

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Approximately forty percent of contributing resources were built during this period. With only a few exceptions, most of the domestic architecture of Panguitch constructed in this period can be divided into two categories: Arts and Crafts-style bungalows, popular between 1915 and 1925, and the distinctly Panguitch version of the period cottage, built throughout the 1920s and 1930s. A large number of residences in both categories were built with Panguitch red brick. The few houses constructed of other materials and colors of brick stand out. The house at 50 W. 200 South is a beautifully maintained example of a frame bungalow (circa 1920) [Photograph 33]. A small clipped-gable bungalow built of concrete block at 213 N. 200 West (built in 1924) is another conspicuous deviation [Photograph 34]. Examples of yellow brick, such as the hybrid bungalow at 110 W. 100 North (circa 1925) are relatively scarce [Photograph 35]. Features such as the yellow brick, the cobblestone foundation, and the summer kitchen in the rear set this property apart. The Bigelow House at 35 W. 100 North (built circa 1930) is a distinctive period cottage with a square tower and the only residence in Panguitch constructed entirely of purple brick [Photograph 36].

The bungalow was extremely popular in Utah between 1910 and 1920, and quickly replaced the Victorian cottage as the house of choice. By 1915, the bungalow was ubiquitous in Utah, both as tract housing in larger cities and as infill on every block of rural towns. There are sixty-nine contributing bungalows in Panguitch, with the majority heavily influenced by the Arts & Crafts movement of the early twentieth century and built of round-edge Panguitch brick. In fact, relatively unadorned bungalows, such as the example at 205 N. 100 West (circa 1915), are the exception rather than the rule [Photograph 37]. Most Panguitch examples are similar to the Worthen House at 40 S. 200 East (built in 1915 according to the date in the gable trim), a square, rather than deep footprint, and an idiosyncratic mix of materials and ornamentation [Photograph 38]. The NR-listed Owens House is another excellent example of the Arts & Crafts movement [Photograph 3]. Two neighboring homes (built circa 1920) give an idea of the design individualism of a Panguitch bungalow. The bungalow at 105 E. 100 North uses red brick and three kinds of concrete block to produce an interestingly solid effect [Photograph 39]. In contrast, to the east, the Miller House at 121 E. 100 North, an Arts & Crafts bungalow of brick and cobblestone has a slightly incongruous French Norman tower [Photograph 40]. More traditional is the Ipson House at 15 N. 100 West (built in 1920) [Photograph 41]. Several Panguitch bungalows were built in the late 1920s, well after the period cottage had become the prevailing house type in Utah. The Walker House at the edge of town (289 W. 400 South) was built in 1929 [Photograph 42].

There are 39 contributing residences in Panguitch that can be classified as period cottages. This total includes many that are central-block or foursquare hybrids of the English period cottage type. There a few traditional English-cottage style period cottages, such as 190 W. 100 South (built circa 1929) [Photograph 43]. But many local builders of the period eschewed the traditional look for an eclectic fusion of the period cottage and earlier stylistic elements. Victorian-era segmental arched window hoods, in particular, are characteristic of these houses. The house at 25 S. Main features a mix of bungalow and period-cottage elements (built circa 1925) [Photograph 44]. Further north on Main is the Joseph House, built in 1939, which has a classical element: a broken apex pediment above the front door [Photograph 45]. The Schow House, built in 1938, at 190 N. 200 East features

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an English-gable on the façade, but does not resemble the traditional period cottage in other respects [Photograph 46]. The Cherrington House at 265 S. Main Street, built in 1936, has stucco and faux-timbering in the front gable [Photograph 47]. The Dutch Colonial-style house at 161 N. 100 West (circa 1930) is the only Colonial Revival period cottage in Panguitch [Photograph 48].

The period includes the construction of several significant institutional and commercial buildings. The Panguitch Carnegie Library (NR 1984-10-25) was built at 75 E. Center Street in 1918 in the neo-classical style with a touch of clinker brick [Photograph 1]. As noted, above the Panguitch Social Hall (NR 1998-11-12) was re-built in the Prairie School-style after 1924. Other important buildings include the Art Deco inspired Gem Theater at 115 N. Main Street (circa 1930) [Photograph 49]; the LDS Church Second Ward Meetinghouse

(Jacobethan & Greek Revival, built in 1930) [Photograph 50]; and the Panguitch High School (built as a PWA project in 1938) [Photograph 51]. Although many of the resources have been altered and are non-contributing, a USDA Forest Service complex, the Panguitch Administrative Site was established during this period in 1933-1936 [Photograph 52]. However, the complex is not included within the boundaries of the district. The contributing object within the district is the Panguitch Fort Monument marking the location of the first fort, built of stone with a brass plaque in 1940 [Photograph 53].[14]

<u>World War II and Post-War Development, 1940-1964</u>

The 1940s was a slow period of domestic construction in Panguitch with no particular trend or style being dominant. The distinct local red bricks of Panguitch were phased out by the 1940s and there was much greater variety of materials in this period. The Marshall House at 57 E. 300 North (built circa 1950) is similar in style and type to the houses of the previous period, but was constructed with narrow, roman brick [Photograph 54]. The Gerald and Mary Henrie House at 280 N. 100 West (built circa 1945) is done in the Minimal Traditional-style of early post World War II housing [Photograph 55]. The house at 55 N. 100 West is also Minimal Traditional in style, but features the picture-window corners popular by the 1950s [Photograph 57]. In contrast the Nyle & Blanche Henrie House at 49 S. 100 East is a stucco-covered Mission-style built in 1949 [Photograph 56]. It is the only historic residence in Panguitch which comes close to representing the modern styles of the 1930s and 1940s. In the 1950s and early 1960s, the domestic architecture of Panguitch was represented by the ranch/rambler types and styles popular in throughout Utah and the nation. An early example of striated red brick is found at 169 N. 300 East (built circa 1950) featuring decorative brickwork at the water table [Photograph 58].

While there were few innovations in type or style, Panguitch builders remained creative in the use of materials. The ranch houses of Panguitch utilize all colors of brick in many different sizes (roman,

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[14] The two non-contributing objects are monuments commemorating the Panguitch School Bell (110 S. 100 West, 1976) and the Panguitch Quilt Walk (200 E. Center Street, 1997). The two non-contributing structure are a bridge over Panguitch Creek and a sub-station.

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atlas, slump block etc.). The ranch house at 151 E. 200 South (circa 1955) features intricately laid courses of multi-colored roman brick [Photograph 59]. Skilled masonry was also at work in the roman/atlas brick courses of 360 S. 100 West (circa 1960) [Photograph 60]. The historic district includes several examples of mobile homes, such as the one at 335 S. 300 West (circa 1960) [Photograph 61]. Aluminum siding gained popularity during the 1950s and 1960s, both for remodeling older homes and sheathing newer ones (e.g. 241 S. 100 West, circa 1955) [Photograph 62]. Two institutional buildings of the period are the Panguitch Hospital (completed in 1946) [Photograph 63], and the Panguitch Elementary School (circa 1955).

The most noteworthy change to the architectural inventory of Panguitch during this period was the construction of twelve motels on Main and Center Street. While there had been hotels all throughout the history of Panguitch, they were primarily domestic-looking buildings or later small tourist cabins. The only extant example is the Cameron Hotel complex at 78 W. Center Street, a multi-resource property, which includes two houses (circa 1890 and 1935), a row of tourist cabins (circa 1910) and a commercial block remodeled in the 1950s [Photograph 64]. The motel building boom began around 1940 and ended in 1964 with the construction of the last motel court of the historic period. Of the twelve motels, only one is urban in design. The two-story Panguitch Inn Motel was built in 1940 at 50 N. Main Street [Photograph 65]. Although the façade has been slightly altered, the original design, for example a tunnel to the inner block parking, can be distinguished. The other motels are more traditional automobile courts and can be divided into two categories: individual/double cabins and the motel row. The earliest motels of the 1940s were built with an office in front and usually an L-shaped court of individual or double cabins. A good example is the Nelson/Bryce Canyon Motel at 310 N. Main Street (circa 1945) [Photograph 66]. The Blue Pine Motel at 130 N. Main Street is a very domestic example of the motel row (circa 1950) [Photograph 67]. An example from the early 1960s is the Adobe Sands Motel at 390 N. Main Street, which is a more modern interpretation of the motel row. The tourist industry was also served by gas stations. The Utah Oil Company replaced an older building in the 1960s with a modern-looking station and canopy at 18 S. Main Street [Photograph 68]. The Panguitch Dental building, at 75 N. 200 East, is a rare example of modern architecture in Panguitch [Photograph 69].

Late-Twentieth Century Development Period, 1965-2006:

In the 1960s and 1970s, the construction of the Interstate 15 freeway diverted traffic 30 miles west of Panguitch and Highway 89. This was a period of slow, but steady growth. The tourist industry continued to be an important part of the economy, but no hotel rooms were added until the expansion of four existing motels in the 1980s. The Conoco Travel Center recently added the first new motel in 2000. Due to natural increases in population and an influx of newcomers, Panguitch is having a construction boom. The new houses being built within the historic district are one-story ranch-type houses built as infill. Because the large lots allow for new construction without crowding and the setbacks have been maintained for the most part, the new houses do not detract from the qualities of

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the historic district (e.g. 167 E, 400 North, circa 1990) [Photograph 71]. A few larger new homes and subdivision tracts at edges of the town have been excluded from the historic district.

There has some recent commercial development in Panguitch, primarily on Main and Center Streets. In many cases, new commercial buildings near the center of town have been constructed of brick and are compatible with their historic neighbors. The new Panguitch fire station at 46 N. 100 East is a good example [Photograph 72]. There has been a dramatic increase in the promotion of both the natural and historic resources the Panguitch area. The Main Street Association supports the Panguitch Historic District as a way to promote heritage tourism in the city.

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Statistical Summary of Panguitch Historic District

Evaluation/Status	Contributing		Non-contributing	
(642 primary resources)	**60%**	(384)	**40%**	(79 altered; 179 out-of-period)
(255 outbuildings)	**60%**	(154)	**40%**	(101)

Total (907 buildings)	**60%**	(538 total)	**40%**	(359 total)

Construction Dates	1870s-1880s	1890s	1900s	1910s
(contributing	**6%**	**10%**	**13%**	**14%**
primary buildings				
only)	1920s	1930s	1940s	1950s-1964
	15%	**8%**	**9%**	**25%**

Original Use	Single Dwellings	Multiple Dwellings/Motels/Hotels	Commercial
(contributing	**81%**	**4%**	**8%**
primary buildings			
only)	Public & Religious Buildings	Agricultural	Other
	3%	**2%**	**2%**

Architectural Styles	Classical	Picturesque	Victorian	Bungalow
(contributing	**7%**	**1%**	**19%**	**30%**
primary buildings				
only)*	Period Revival	WW II/Post War Era	Modern	Other
	11%	**16%**	**5%**	**10%**

Construction Materials	Adobe	Log	Stone	Wood	Brick
(contributing	**0%**	**1%**	**4%**	**11%**	**48%**
primary buildings					
only)*	Stucco/Plaster	Concrete	Miscellaneous Veneers		
	15%	**5%**	**16%**		

Height	.5 story	1 story	1.5 story	2 story	2.5 to 3 stories
(contributing	**0%**	**75%**	**19%**	**4%**	**2%**
primary buildings					
only)*					

*Total exceeds 100 percent due to the number of buildings constructed of
more than one style or with more than one material.

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Narrative Statement of Significance

The *Panguitch Historic District* includes the historic town plat of Panguitch, which is only slightly smaller than the current city limits. Panguitch is a rural community in Garfield County, in central-southern Utah. The district is primarily residential with commercial district along Main and Center Streets. There are 386 contributing primary resources, about 59 percent of the total number of resources. The historic district is significant under Criterion A for its association with the history and development of Panguitch from an agricultural outpost to a growing city with tourism as a major part of its economic base. The themes of Panguitch history have been early settlement, farming, ranching, mercantilism and tourism. An isolated pioneer outpost for many years, the residents of Panguitch formed a close-knit community consisting of mostly descendants of its earliest settlers. Ranching made many residents prosperous and by the early 1920s, Panguitch was the richest per capita town in Utah. After the depression years, when many ranching fortunes were lost, tourism grew to augment ranching in the city's economy. Tourism in southern Utah grew with the proliferation of the automobile. The community's proximity to five national parks and other recreational areas has been a boon to Panguitch. Because of the significant impact tourism had on the landscape of Panguitch in the early 1960s, the historic period extends from the earliest settlement resource, an extant log cabin constructed in 1864, to the construction of the last motel court in 1964. The historic and architectural of the district resources are eligible within the following areas of significance: Exploration/Settlement, Community Planning and Development, Agriculture, Commerce, Entertainment/Recreation and Social History.

The *Panguitch Historic District* is also significant under Criterion C for an intact concentration of historic buildings, which exhibit a high level of integrity, craftsmanship, and creativity. The large number of historic buildings constructed of locally-made red brick is particularly impressive. This brick is distinct to the Panguitch community in color, and in the early twentieth century, in texture. Overall, the brick is darker red than in most Utah towns of the same age. Panguitch residents take great pride in their unique brick buildings.

Although there are a number of architecturally significant institutional and commercial buildings, the district is primarily significant for the high number of architecturally significant residences from throughout the period of significance, including a large number of individualistic Arts & Crafts bungalows. The architectural legacy includes a distinct hybrid house-type of the 1920s and 1930s, unique to the Panguitch community. This Panguitch house-type of the 1920s and 1930s is large with a square footprint under a pyramidal-with-projecting-bays roof, and an eclectic mix of Victorian, Bungalow and Period Revival stylistic elements. The unique Panguitch house dominated the 1920s and 1930s; and unlike most Utah communities, only a few examples of traditional period cottages are found in the town. Prior to this nomination, three buildings within the district were individually listed on the National Register of Historic Places. Despite some late twentieth century intrusions, the *Panguitch Historic District* represents and contributes to the history of Panguitch, Utah.

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History of the Panguitch Historic District

<u>Settlement and Resettlement Period, 1864-1882:</u>

A promotional article in the *Salt Lake Tribune* in 1955 declared "Panguitch was so attractive they settled it twice," which was literally true.[15] The first settlement of Panguitch occurred seventeen years after members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) entered the Salt Lake Valley in 1847. In March 1864, a small band of Mormon pioneers from the settlements of Parowan (settled 1851) and Beaver (settled 1856) came through Little Creek Canyon into Panguitch Valley. The group consisted of fifty-four families led by Jens Nielson. They built a small fort with cabins on the interior near the area where the high school now stands. In 1940, the Daughters of Utah Pioneers (DUP) erected a marker to commemorate the fort. They planted crops too late for the area's severe climate and the settlement nearly starved the first winter. In the spring, seven men made a trip to Parowan for supplies, but the snow was too deep. They discovered they could walk on their quilts by laying them end to end. They were able to return to Panguitch Valley and saved the community. This event is known as the "quilt walk" and is commemorated by a monument near the Daughters of Utah Pioneers (DUP) marker at 200 East Center Street.

The township was surveyed by Edward Dalton in 1864. Over the next two years, crops were planted and a canal was surveyed by Albert Hadden and Alexander Matheson. The community was originally named Fairview, but the town was renamed Panguitch, from an Indian word meaning "big fish" when it was discovered another Utah town had already used the name Fairview.[16] The settlers had several conflicts with the Native Americans and in 1867 the Panguitch fort was abandoned. In 1870, Mormon Church leader, Brigham Young visited the area and decided it was time to resettle. He called George W. Sevy of Harmony to gather a company to resettle Panguitch. The following year, Sevy posted a notice in the *Deseret News,* which read: "Having been appointed to preside over a settlement to be formed at Panguish [sic], on the Sevier River, Piute County, I wish, through your columns, to inform those desirous of settling there that I wish them to meet me at Paragoonah (Red Creek) on or about the fourteenth (14) of next March, for the purpose of organizing preparatory to crossing the mountains."[17] The second group of pioneers arrived on March 18th or 19th to find the dwellings (mostly log cabins) and crops of the earlier settlers unmolested.

In 1872, William H. Packer described the settlement to the *Deseret News:*

> Panguitch is assuming quite the appearance of a city. A number of the fort houses have been removed to the city lots and some new ones have been built on the city plot. There are about eighty families and five hundred souls here. I am informed there are 1500 acres of land sown this season. . . . Good mechanics of all trades, I think, can do

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[15] *Salt Lake Tribune, Home Magazine,* November 13, 1955.
[16] Fairview in Utah's Sanpete County was settled in 1859.
[17] *Deseret News,* March 8, 1871.

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well here, and farmers too. I think I have never seen a better place inside the Rim for an industrious, honest people to prosper, from the abundance of range and timber.[18]

Some pre-1871 log cabins may have been moved from the fort to city lots. Albert Delong and Samuel Henrie built the first houses on the city lots outside of the fort. The first meetinghouse was built inside the fort (demolished). It was used for meetings, church services and as a schoolhouse. The first permanent dwellings were built from logs produced in a saw pit. The earliest sawmills were built ten miles outside of town on Panguitch Creek. Joseph Cameron was an early logger. George Sevy, James Imlay, George Wilson, Joel Johnson, Elijah Elmer and the Miller brothers operated the first group of saw mills. The Butler brothers operated an early shingle mill. Hiram Church was a shingle cutter. The first industries were a gristmill, a tannery, a harness/saddle shop, a cooper, and a shoe shop. The commercial district began with a hotel, a co-op store, two blacksmiths, and the post office. The women of the settlement had home industries. For example, the 1880 census notes that Glaticia Golden was a midwife and Mary Heywood was a glover. The settlers raised mainly grains and potatoes in their fields, while on their city lots they planted family gardens, fruit trees, raised dairy cows and other subsistence livestock. The settlers found the high mountain grasses were suited to sheep and cattle production, and several families filed for grazing rights on large tracts of land in the mountains surrounding Panguitch. Panguitch Lake, eighteen miles south of Panguitch, was an early source for both fishing and recreation.

Morgan Richards, a stone mason, built a stone house with rock hauled to Panguitch. He later had a lumber business. Members of the Lewis and Averetts families were also stone masons. The first carpenters were John Sevy, James McInelly, Ira Elmer, William Riggs, M.M. Steele Sr., W. P. Sargent, Alfred Riding, Joseph Hadden, and Stephen Willis. The first brickyard in Panguitch was established by Frederick Judd sometime before 1875, at the southeast corner of the town site. The Prince home nearby was the first to be constructed of fired brick. The young people of Panguitch used to say: "Old Frederick Judd had many tricks, from black mud he made red bricks."[19] Oliver Elmer also worked as a brick maker during this period. Samuel, James and John Worthen were all early brick masons. Stephen Walker was also a brick mason. Henry Excell, an English stone mason, quarried sandstone from the South Canyon that was used for the foundations of numerous Panguitch residences and other buildings.

As Panguitch began to prosper, the residents began to build more substantial houses. The first institutional and commercial buildings were constructed of brick during this period. Fred Judd began making the bricks for the Panguitch Tabernacle in 1881 (demolished circa 1945). George Dodds, a school teacher in Panguitch, drew the plans, and could be considered the town's first architect. The Garfield Exchange commercial building was built the same year. For many years, no one was exactly sure in which county the remote settlement of Panguitch was located. At first believed to be in Piute, the town was later determined to be in Iron County. On March 9, 1882, the territorial legislature created Garfield County and Panguitch was designated the county seat. By May 1, 1882, school districts were established and county officials appointed. The end of the year 1882 marked the

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[18] *Deseret News,* June 26, 1872.
[19] *Panguitch Brick,* [2].

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beginning of a period of prosperity and growth for Panguitch, which early observer, William H. Packer, had foreseen, when he wrote: the Panguitch Valley has "plenty of wood, water, grass, and saw and building timber within easy access. The brethren are all wide awake to their best interests in building and fencing to make themselves comfortable. Panguitch will be one of the most thriving places in the mountains, especially when the railroad comes here."[20]   William Packer was only partially correct. The railroad never made it to Panguitch. However despite its isolation, Panguitch managed to survive and to thrive.

Agriculture, Ranching and Commerce Period, 1883-1914:

Agriculture along with cattle and sheep ranching was the primary economic base during this period. The gazetteers for this period note that the "inhabitants [of Panguitch] are engaged principally in stock raising and farming."[21]   Nearly half of the businessmen listed in the 1892-1893 gazetteer were in livestock. William Cameron, Abe Church and J. W. Crosby Jr. raised cattle. Family names in the sheep industry included Hatch, Hancock, Haycock, Henry [Henrie], Houston, Judd, Levy, Showalter, Tubbs and Winters. Many women of the period worked in the livestock and dairy industry. Annie Houston gave her occupation as dairywoman on the 1900 census. The largest Victorian-era homes built in this period belonged to these men, women and their families. Many of these families had two homes: houses on their ranches where they spent the summer and homes in town for the winter. Several families had property near Panguitch Lake, where they engaged in dairying and cheese-making in the summer. Phoebe Sevy, a widow, who at one time took butter and cheese from her Panguitch Lake ranch to the mines at Silver Reef, received $60.00 in gold pieces in return.

At the same time, commerce and the commercial business district were thriving. There were three general merchandise stores, a furniture and implements dealer, and a tinsmith. Hiram Pratt and I. D. Alphin were the town barbers. J. T. Daly sold musical instruments and Owens & Hanks were music dealers. Ray Owens made his living as a music professor. John Riding was an artist and photographer. There were three hotels: the Cameron & Delong, the Clark, and the Panguitch Hotel operated by Mrs. J. J. Steiner. Her husband, John J. Steiner was the town surgeon. Alonzo Foutz was the dentist. James W. Pace and Joseph McCullough were the proprietors of the town saloons. Edward McEwen ran a pool hall. Between 1890 and 1896, the Denver & Rio Grande Western Railroad built a spur from Thistle, Utah, to Marysvale, approximately fifty miles north of Panguitch. Although a line was surveyed to the Panguitch Valley, it was never built. However, the absence of the railroad was not a serious blow to the community. Both Alfred Delong and Martin Foy ran freight businesses out of Panguitch. The small town did managed to find its way into Wild West lore during this period: a small hole cut through the logs at the bottom of the old jail is believed to be where Leroy Parker (alias Butch Cassidy) escaped from the jail with the aid of a pocket knife.

The population of Panguitch in 1890 was 1,015. The population grew to 1,338 by 1910. In 1906, Reverend T. M. Keusseff moved with his family to Panguitch in order to establish a Presbyterian

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[20] *Deseret News,* January 10, 1872.
[21] Stenhouse Gazetteer of Utah, 1892-1893.

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congregation. The Presbyterian meetinghouse was built on north Main in 1907 (demolished 1946). It was the first non-Mormon church in Panguitch and many Mormon children attended school there until it closed in 1943. The oldest schools in Panguitch are no longer extant. There were two schools, one to the north and one to the south, which replaced the log school in the fort. Another school, called the "Old Sow" was located where the addition to the county courthouse was built. A multi-story elementary school was built around 1900. It was later demolished when a new building was constructed in the 1950s.

Panguitch was incorporated as a third-class city on June 10, 1899. The official population from the 1900 census is 883; however, the gazetteers list the population as around 1,200. There were a number of civic improvements after 1900. The Garfield Mountain States Telephone and Telegraph Company was established in 1906. The switchboard was located in the Cameron home at the corner of Main and Center Streets (demolished circa 1960). Electricity came to Panguitch in 1910. Historic photographs show poles ran down the center of Main Street until the 1950s. The photographs also show Main Street slowly transforming into an urban streetscape. A weekly newspaper, the Progress, was established in 1895.[22] The Social Hall was built in 1900. Another meeting hall, Mascott Hall, was a frame building (demolished). The Garfield County Courthouse was built in 1907. R. C. Watkins was the architect with E. Burton as general contractor.

Brickmaker Frederick Judd died in 1911, but several men continued the work in the brickyard. Among them, were Ammon Lee, Charles Lynn, Richard Judd, James T. Daly, Sr., Walter Wayland, Fred Cheal, and George Hanks. Many of these men, like Fred Judd, also burned the lime to make mortar. Making brick was a community affair in Panguitch. It took several men three to five days to complete each batch. The men were often paid in bricks. The same arrangement occurred at the local sawmills. Men working at the local sawmills would be paid in building materials. The availability and affordability of materials has been noted as a major factor in the number of "lovely homes" in Panguitch.[23] George Dodds may have served as architect for some of the larger homes, but most were the product of local builders, particularly the Worthen family, and the property owners who provided much of the labor. Several of the largest homes during this period were built by the few Mormon polygamists of the period, but it is interesting to note that only rarely did polygamous wives share a home after the early settlement era. Typically, each wife had a separate residence. Mahonri M. Steele built a grand Victorian home at 210 S. 100 East for his wives, but at least one wife had a separate residence at 290 S. 100 East. The residences of Panguitch often represent upward mobility. The smaller Victorian Gothic house at 88 S. Main Street was built for the James Houston family while the larger house at 98 S. Main was being constructed. The smaller house was later used for a granary, undoubtedly the fanciest one in town.

In a letter to the *Deseret News,* Andrew Jensen, gave the following description of Panguitch:

> Panguitch is, in my estimation, a fine place; it is in some respects unlike any settlement
> of the Saints I have visited so far. Nestling pleasantly at the foot of gently sloping

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[22] An earlier newspaper the register was only published about six month between 1883 and 1884.
[23] *Panguitch Brick,* [5].

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mountains on the south end of a broad valley, its fine brick buildings present themselves to the gaze of the traveler in bold relief as he approaches from the north. . . .There is an air of comfort about Panguitch that one feels at once after getting there notwithstanding the absence of fine gardens like those met with at lower altitudes; the homes are generally well furnished, and most of the modern conveniences met with in the older settlements of the Saints are also found here.[24]

While the recreational opportunities around Panguitch were apparent from the time of the first settlement, it was only after the community was firmly established that they could be fully utilized. In the 1890s, a large resort complex was built around Panguitch Lake that included cabins, a racetrack and a dance pavilion. The 1900 Utah Gazetteer proclaimed that the Panguitch had the "finest trout fishing in the state of Utah." In Utah, decades of unregulated logging and overgrazing that had denuded the mountain slopes by 1890, forest and rangeland deterioration had become critical. The Forest Reserve Act of 1891 authorized the federal government to set aside forest reserves for the protection of timber and watersheds. In 1905 Congress transferred responsibility to the newly created United States Forest Service (USFS). The Powell National Forest was established in 1908 and according to the 1910 census four rangers were stationed at Panguitch. The administrative center for the Powell National Forest was moved to Panguitch permanently in 1924. The Powell National Forest was absorbed by the Dixie National Forest in 1945, but the administrative center retains the name of Powell. The designation of National Forest lands was the first big step in generating tourism in southern Utah.

Community Development and the Rise of Tourism Period, 1915-1939:

The Utah gazetteer for 1914-1915 describes Panguitch as a "prosperous and progressive" city. In the early twentieth century, the businessmen along Main Street included purveyors of non-essentials, such as the jeweler, confectioner and lawyer. In the same gazetteer, the State Bank of Garfield in Panguitch proudly proclaimed it was the "Home of the Cattle and Sheep Men." It was mostly because of the cattle and sheep industry that by the beginning of this period, "Panguitch was the richest little town in the state per capita."[25] Unfortunately, the State Bank of Garfield failed in 1921 and many fortunes were lost. A second bank, the Panguitch State Bank, opened in 1924, but closed in 1931 during the depression.

The population remained steady growing from 1,473 in 1920 to 1,541 in 1930. Most of the new homes of the period were built for second and third generation Panguitch residents. The 1920 census indicates the community was a homogenous group of mostly Utah-born residents. There were only a few notable exceptions, for example, Jewish immigrants, William and Annie Rubinchick. The census enumeration and gazetteers of the period indicated a high number of residents in the livestock industry, but there were growing numbers in other fields. For example, the Nortons, a family of blacksmiths in Panguitch for decades, had been replaced by eight men working in the auto and

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[24] *Deseret News,* June 27, 1891.
[25] *A History of Garfield County,* 312.

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trucking industries. Brick making remained an important occupation. Ed Richards and sons were operating a brick kiln in 1928 north of the current Garfield Memorial Hospital. A brickyard in the northwest corner of town run by the Fred or Frank Worthen produced yellow brick. Brandon Shakespear was the last man to operate the Judd brick yard, reportedly as late as 1936. Stephen Walker and Henry Excell were the most prominent masons in town. Contractors of the period were John Worthen, and Woodruff and Andrew Johnson.

Between 1920 and 1930, the most remarkable change in Panguitch was the rise in the tourism industry. The 1930 census lists more than a dozen workers at local hotels and cafes. This change can be directly linked to the opening of Bryce Canyon National Park. The park was named for Ebenezer Bryce, who homesteaded the area in 1876. The brilliantly colored amphitheater of rock spires and 1,000-foot drops was, in Bryce's words, "a hell of a place to lose a cow." In 1915, forest supervisor W. J. Humphrey, was transferred to Panguitch where he was taken to Bryce by one of the local rangers, Elias Smith. Of the moment he first saw Bryce Canyon, Humphrey wrote, "We came upon what I have always considered the most beautiful piece of natural scenery on the face of the earth. Needless to say, I found it difficult to drag myself away from the beauty of the scene. Immediately upon my return to Panguitch, I began to make it possible to reach the canyon by automobile."[26] Within a year, road building had begun and color photographs of Bryce had been published in tourist magazines for the Union Pacific and Rio Grande railroads. Ruby and Minnie Syrett, who had been raised in Panguitch, had a homestead near Bryce and in 1919 began to offer food and accommodations to canyon visitors. On June 1, 1925, residents of Panguitch played host to Governor Dern and hundreds of visitors at a opening ceremony for the Utah National Park. Bryce Canyon was officially renamed Bryce Canyon National Park on February 25, 1928. Many Panguitch businesses benefited from the park's opening, for example, the

Bryce Canyon Café (57 N. Main), which opened the day Bryce Canyon did. Beginning in the early 1920s, Panguitch businesses regularly featured Bryce Canyon in promotional materials. The 1922-1923 state gazetteers included a half-page advertisement for the Bryce Canyon Garage and Service Station in Panguitch featuring a photograph of a Bryce Canyon rock formation. On August 22, 1933, Cedar Breaks, 30 miles south of Panguitch, was designated a National Monument.

The architecture of this period is distinctive. The Carnegie Library was built in 1918. In the 1920s, the LDS Church built the North and South Ward buildings (North Ward demolished, South at 110 S. Main Street). The Gem Theater was built in 1930. The school had been built in 1915 and destroyed by fire in 1932. High school was held in various locations until a new high school was built as a PWA project in 1938 at 250 E. Center Street. This building became a natural history museum after the new high school was constructed. The museum recently moved closer to Bryce Canyon and the building is currently empty. The Panguitch Hospital at 145 E. Center Street, was started as a WPA project, but not completed until 1946 with donations from the citizens of Panguitch and the LDS Church. During this period, the distinctive Panguitch house emerged and numerous examples were built between 1925 and 1939. The older ornate homes did not lose their value. The 1896 Hatch House at

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[26] *Golden Nuggets,* 292.

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329 E. Center Street was the highest valued ($6,000) residence on the 1930 census. The census also notes that 90 percent of Panguitch residents were home owners, and half of the residents had radios.

World War II and Post-War Development, 1940-1964:

The population of Panguitch reached a twentieth-century peak of 1,979 in 1940. However, during World War II, many residents left to work in war-related industries in more heavily-populated parts of Utah. War-time restriction meant little economic growth and few new buildings. Gasoline rations meant fewer tourists on the roads to the nearby recreation areas. The population remained fairly steady between 1950 at 1,501 and 1960 at 1,435. With the end of the war, tourism returned to full vigor. Twelve new motels were built in Panguitch between 1940 and 1964: four in the 1940s, five in the 1950s, and three in the early 1960s. There were also ten service stations, three garages, and five cafes constructed during this era. At least two of the current motels evolved during this period from earlier incarnations, the Cameron and Church's. Others were new ventures based on the popular motel court models. Two of the most successful cafes that were founded in the period are the Flying M, which handles large crowds at the north end of town, and Foy's Corner Café, located on the spot where the Martin Foy ran his freight and merchandise company. The importance of the tourism industry to Panguitch can not be understated, particularly during this period.

Also at this time, a trend in agriculture in Panguitch transitioned from growing hay and grains to row crops such as lettuce, carrots, and peas. The decline in hay and grain production coincided with the first noticeable decline in ranching and a marked reduction in the number of sheep with a slight increase in cattle. Starting in 1964 grazing was prohibited in the Bryce Canyon area. A few new industries came to Panguitch. For example, the Croft Sawmill began operations in Panguitch in 1954 and quickly became the largest employer. It was still the largest employer in 1970, when Kaibab Industries took over production. Although in recent years, the industry has declined due to greater restrictions on timber harvesting.

The idiosyncrasies that accompanied local brick making in Panguitch came to an end in the late 1930s. The styles and materials for the construction of Panguitch homes are similar to those found in other communities. The domestic architecture of Panguitch in the period followed the national trends from boxy cottage in the World War II-era, stretching out into early ranch-style houses, to the flat-roof modernist style of the early 1960s ranches and ramblers. However, like most rural communities in Utah, there were more individual home designs than in larger cities where tract housing was predominant.

Late-Twentieth Century Development Period, 1965-2006:

The population of Panguitch remained around 1,400 between 1970 and 1990. There has been a slow, but steady increase since 1990. The population in 2000 was 1,623. New housing has

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appeared mostly as infill on the large city blocks, but there has been some subdivision-like development at the fringes. Today the town has fourteen motels, a KOA campground, six restaurants, five gas stations, three convenience stores, two grocery stores, hardware store, auto-parts store and several souvenir shops/art galleries. There are three LDS wards, a Catholic Church and a Baptist Church. The DUP operates a history museum in the old tithing office. The Panguitch Main Street Association has been involved with preserving historic buildings in Panguitch and guiding the compatibility of new development. The Panguitch Drugstore recently moved into a newer development at the corner of 100 East and Center Street. Both this building and the new Panguitch Fire Station are red brick buildings that are visually compatible with Panguitch's historic town core.

Panguitch is a somewhat sleepy during much of the winter, but thrives during the tourist season. Like many tourist towns of southern Utah, many of the residents are part-timers, recreating or running businesses during the tourist season. A few of the motels and cafes are closed during the off-season, but unlike some Utah towns, by-passed by the freeway system, none are permanently vacant. The economy remains stable due to the developments of the previous period.

The historic resources of the Panguitch Historic District are important as physical representatives of the history and development of Panguitch, Utah. While the architecture of Panguitch represents the styles and types popular in Utah in the one hundred years between 1864 and 1964, many of the architectural resources are unique manifestations of locally made brick and local builders' skill resulting from the insularity of the agricultural outpost. The architectural legacy ranges from settlement-era cabins, to the prosperity of the Victorian era, to the rising influence of the tourism industry in Panguitch.

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Common Label Information

1.   Panguitch Historic District
2.   Panguitch, Garfield County, Utah
3.   Photographer: Korral Broschinsky
4.   Date: 2005-2006
5.   Digital images on file at Utah SHPO.

<u>Supplemental Photographs</u>

Photo No. 1:
6.   Panguitch Carnegie Library, 75 E. Center Street (built 1918). Camera facing northeast.

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Photo No. 2:
6.   Panguitch Social Hall, 55 E. Center Street (built 1900). Camera facing northwest.

Photo No. 5
6.   Commercial buildings between 41 & 47 N. Main Street. Camera facing west.

Photo No. 6:

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6.   Heywood, James L. & Maria, House (built circa 1900). Camera facing northwest.

Photo No. 9:
6.   91 E. 200 South (built circa 1875). Camera facing northwest.

Photo No. 12:

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6.   Prince, William & Louisa, House, 185 S. 300 East (built 1875). Camera facing northeast.

Photo No. 15:
5. Cameron, Ben & Effie, House, 95 W. Center Street (built circa 1890). Camera facing south.

Photo No. 17:

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Section No. PHOTOS   Page 5   Panguitch Historic District, Panguitch, Garfield County, UT

6. Haycock, Thomas & Elizabeth, House, 109 W. 100 North (built 1887, summer kitchen to left). Camera facing west.

Photo No. 24:
6.   Hatch, Ira & Mary, House, 329 E. Center Street (built 1896). Camera facing northeast.

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Section No. <u>PHOTOS</u>   Page <u>6</u>   Panguitch Historic District, Panguitch, Garfield County, UT
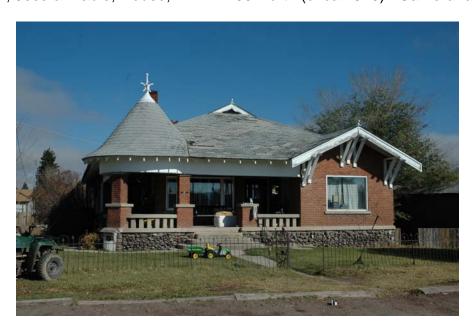

Photo No. 31:
6.   Daly, James & Frances, House, 93 E. 100 North (circa 1910). Camera facing south.

Photo No. 40:
6.   Miller, Jess & Mable, House, 121 E. 100 North (circa 1920). Camera facing north.

Photo No. 43:

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6.   190 W. 100 South (circa 1929). Camera facing northwest.

Photo No. 48:
6.   161 N. 100 West (circa 1930). Camera facing northwest.

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Photo No. 54:
6.   Marshall, Monte & Cleata, House, 57 E. 300 North (circa 1940). Camera facing north.

Photo No. 57:
6.   55 N. 100 East (circa 1950). Camera facing west.

Photo No. 59:

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6.   151 E. 100 South (circa 1955). Camera facing northwest.

Photo No. 67:
6.   Church's Blue Pine Motel, 130 N. Main Street (circa 1950). Camera facing northeast.

Photo No. 68:

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6.   Sands Motel, 390 N. Main Street (circa 1960). Camera facing southeast.